



73 LONDON ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £425,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**** DETACHED FAMILY HOME **** Ideally positioned on a generous corner plot, this FOUR DOUBLE BEDROOM detached property offers spacious and versatile living, perfect for families. Located within walking distance of Braintree Town Centre and Train Station, with easy access to the A120, this home combines convenience with a sought-after setting.

The ground floor welcomes you with a bright PORCH and ENTRANCE HALL, leading to a spacious LIVING ROOM, a separate DINING ROOM, and a well-equipped KITCHEN. A GROUND FLOOR SHOWER ROOM adds practicality, ideal for busy family life.

Upstairs, you'll find FOUR double bedrooms, complemented by a MODERN FAMILY BATHROOM.

Outside, the SOUTH-EAST FACING MATURE GARDEN offers a tranquil retreat, while the DOUBLE-LENGTH GARAGE and DRIVEWAY provide ample parking. Situated close to local amenities and excellent schooling, this



Carpet flooring, double glazed window to front, under stairs storage, stairs rising to first floor, doors to;

Wall mounted hand wash basin, shower enclosure, WC, obscure double glazed window to side.

Vinyl flooring, wall & base units incorporating breakfast bar, one & a half stainless steel sink with mixer tap, integral eye level double oven, spaces for fridge, freezer, & washing machine, hob with extractor over, double glazed windows to rear & side, door to garden.

Carpet flooring, radiator, double glazed window to front, opening to;

Carpet flooring, radiator, double glazed window to rear.

Landing

Carpet flooring, radiator, double glazed window to front, doors to;

Carpet flooring, radiator, double glazed window to front.

Carpet flooring, radiator, double glazed window to rear.

Carpet flooring, radiator, double glazed window to rear.

Carpet flooring, radiator, double glazed window to front.

Vinyl flooring, bath, pedestal hand wash basin, WC, chrome heated towel rail, obscure double glazed window to side.

Tandem Garage & Driveway

Tandem garage with up & over door, door to garden. Parking directly to front.

Paved patio, lawn with mature borders, door to garage, access to rear.

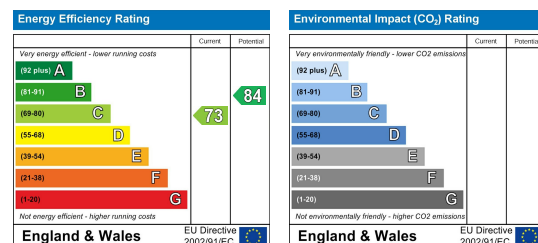
GROUND FLOOR
646 sq ft. (60.0 sq.m.) approx.

1ST FLOOR
651 sq ft. (60.5 sq.m.) approx.

TOTAL FLOOR AREA: 1207 sq ft. (112.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan information, measurements of actual houses, rooms and areas are given where appropriate and are for information only. The actual dimensions of the property may vary slightly from those shown on the floorplan. The information is given for general guidance only and is not intended to be used for legal or financial purposes. The information is given for general guidance only and is not intended to be used for legal or financial purposes.

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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